



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

February 18, 2014

1402-PUD-03

Exhibit 1

**Petition Number:** 1402-PUD-03

**Petitioner:** Justus Home Builders, Inc.

**Representative:** James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger

**Request:** An amendment to the Bridgewater PUD to consolidate and modify assisted living facility standards for Parcel M2 of the Bridgewater PUD.

**Current Zoning:** Bridgewater PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 12.03 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Concept Plan
4. Proposed Bridgewater PUD Amendment, 02/10/14
5. Concept Plan
6. Building Perspectives

**Staff Reviewer:** Sarah L. Reed, AICP

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**Petition History**

This petition was introduced at the January 13, 2014 City Council meeting and appeared before the Technical Advisory Committee on January 21, 2014. It received a public hearing at the February 03, 2014 Advisory Plan Commission (the "APC") meeting.

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**Procedural**

The recommendation from the APC to the City Council may be made at the February 18, 2014 APC meeting.

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## **Project Overview**

### **Project Location**

The subject property is approximately 12 acres in size and is located on the southwest corner of 151st Street and Gray Road (east of Market Center Drive), in the Bridgewater PUD (the “Property”).

### **Project Description**

The proposal is to consolidate and modify the assisted living facility development standards for what is identified on the Concept Plan as Parcel M2 (see Exhibit 3), of the Bridgewater PUD (the “Proposal”). Parcel M2 is located within the commercial area (Area Y) of the Bridgewater PUD, and assisted living facilities are a permitted use. A full summary of the proposal can be found in Exhibit “A” of the proposed PUD amendment (see Exhibit 4).

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## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan.**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as being within “Local Commercial”.

The Comprehensive Plan suggests that Local Commercial uses attached residential as a transition between more intensive and less intensive uses (e.g. commercial to single family detached residential).

The Proposal is an assisted living community (attached residential) between a single family detached residential district and the Bridgewater Marketplace.

### **2. Current conditions and the character of current structures and uses.**

The Property is vacant.

### **3. The most desirable use for which the land is adapted.**

The Comprehensive Plan, which establishes desirable land use policies for future growth, identifies that attached residential development is a transitional use and is appropriate in this area of the community.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth.

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**Staff Comments**

Forward 1402-PUD-03 to the City Council with a favorable recommendation.